Yukon Bureau of Statistics

Yukon Rent Survey

March 2013

Highlights

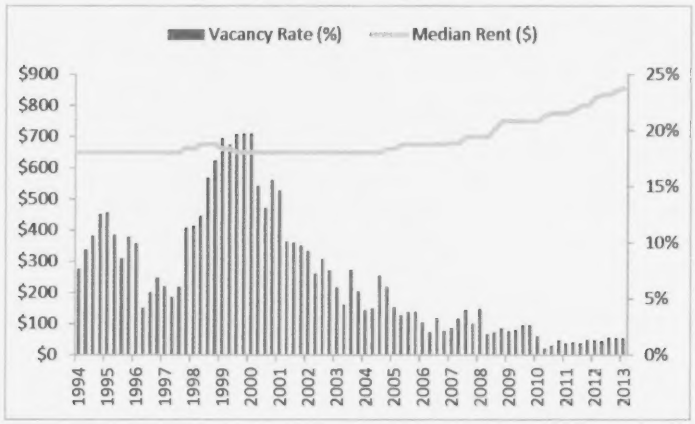
- Yukon's March median rent remained unchanged at $850.
- Whitehorse's vacancy rate in March also remained unchanged at 1.5% .
- Whitehorse median rents were again highest in Porter Creek, at $913/month.

The Yukon Rent Survey is a Yukon Bureau of Statistics survey that is carried out in the third month of every quarter (March/June/September/December) in Whitehorse, Watson Lake and Dawson City. This survey began in Yukon in 1977 and has continued to the present with only minor changes in survey design.

The survey, which consists of multi-unit rent housing, does not represent the entire rental housing market in Yukon. Buildings with less than three units (such as houses, suites and duplexes), subsidized or government-owned housing, and informal or illegal units are not included in the survey.

Note: In the fall of 2011, the Yukon Rent Survey coverage was expanded to include any building with three or more rental units. Prior to 2012, buildings with less than four units were excluded from the survey. While the added 3-unit buildings comprise less than five percent of all units in the survey, figures prior to 2012 are not strictly comparable to subsequent numbers. Additionally, in the process of this coverage expansion, a number of buildings with four or more units were also discovered. The addition of all of these buildings increased the total number of units in the survey by about 20%.

Whitehorse Median Rent and Vacancy Rate, Mar 1994 to Mar 2013



Whitehorse Rent Summary, March 2013

Number of units in survey	1,015
Number of vacant units	15
Vacancy rate for all units	1.5%
Median rent for all units	$856

- The median rent in Whitehorse in March 1993 was $650. Rents stayed relatively stable for the next 15 years, not reaching $700 until the fall of 2007.
- Whitehorse's March 2013 median rent of $856 is the highest on record, and 3.8% above the March 2012 figure of $825.

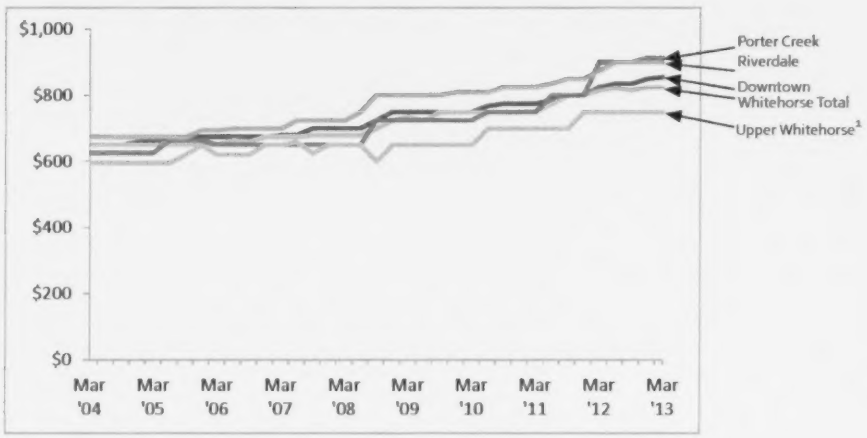
Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling. http://www.eco.gov.yk.ca/stats/stats_princ.html#realestate
- **Census 2006 Housing and Shelter** - includes information on housing tenure (owned/rented/band housing) across Yukon as well as condition of dwelling. http://www.eco.gov.yk.ca/stats/pdf/2006_housing_and_shelter_costs.pdf
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon. http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rents by Neighbourhood

- Median rents in Whitehorse have increased by 31.7% in the past ten years, rising to $856 from $650 in March 2003.
- Historically, Riverdale median rents have been the highest in Whitehorse. In March 2012, Porter Creek median rents surpassed Riverdale rents; however, in both June and September, rents were equal at $900. In December 2012 and March 2013, Porter Creek again surpassed Riverdale reaching $913.
- At the other end, in the last decade rents in Upper Whitehorse[1] have stayed at or near the bottom end of the scale. The March 2013 median rent of $750 in Upper Whitehorse[1] was 12.4% lower than the Whitehorse Total median rent.

Median Rent by Whitehorse Subdivision, Mar '04 to Mar '13



Median Rent, Total Units and Vacancy Rate by Size and Location, March 2013

	Whitehorse							
	Whitehorse Total	Downtown	Porter Creek	Riverdale	Upper Whitehorse[1]	Watson Lake	Dawson City[2]	Yukon Total
Median Rent								
All	$856	$825	$913	$900	$750	$775	$700	$850
Bachelor	$700	$680	$750	$825†	$750	$675†	$600	$680
1-Bedroom	$850	$850	$850	$950	$700	$638	$700	$850
2-Bedroom	$900	$875	$1,300	$900	$945	$875	$600†	$900
3+Bedroom	$1,050	$1,300	$1,000	$1,050	$1,500†	$1,200†	$650†	$1,050
Total Units								
All	1,015	441	54	381	139	41	15	1,071
Bachelor	145	87	5	4	49	3	6	154
1-Bedroom	351	235	24	60	32	12	7	370
2-Bedroom	439	106	14	265	54	23	1	463
3+Bedroom	80	13	11	52	4	3	1	84
Vacancies								
All	15	2	3	4	6	5	2	22
Bachelor	2	1	0	0	1	0	1	3
1-Bedroom	4	0	1	1	2	1	1	6
2-Bedroom	7	1	0	3	3	4	0	11
3+Bedroom	2	0	2	0	0	0	0	2
Vacancy Rate								
All	1.5%	0.5%	5.6%	1.0%	4.3%	12.2%	13.3%	2.1%
Bachelor	1.4%	1.1%	0.0%	0.0%	2.0%	0.0%	16.7%	1.9%
1-Bedroom	1.1%	0.0%	4.2%	1.7%	6.3%	8.3%	14.3%	1.6%
2-Bedroom	1.6%	0.9%	0.0%	1.1%	5.6%	17.4%	0.0%	2.4%
3+Bedroom	2.5%	0.0%	18.2%	0.0%	0.0%	0.0%	0.0%	2.4%

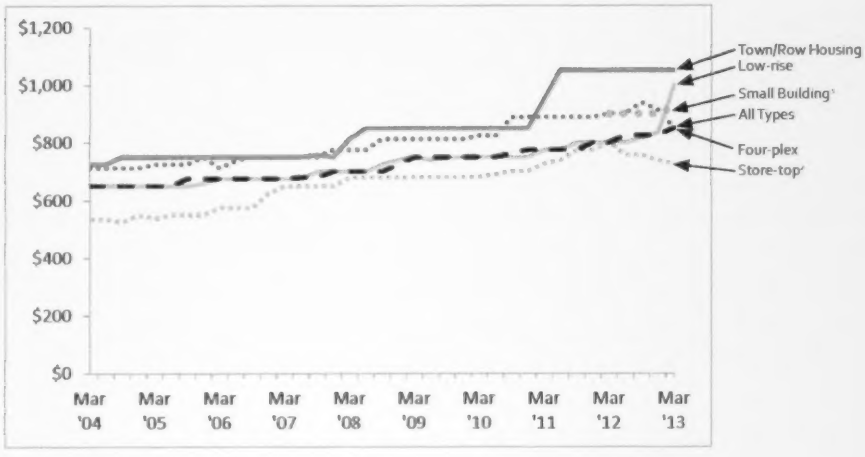
[1] Upper Whitehorse includes Hillcrest, Takhini and Granger. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Caution should be used when analysing data from Dawson City due to the small number of buildings in the community.
† Use caution when analyzing data due to a small number of rental units within the category.

Rents by Building Type

Note: Small Buildings[1] were added to the Yukon Rent Survey scope as of the March 2012.

- There are, by far, more rental units in Low-rise buildings than in any other type of building in the Yukon Rent Survey.
- In March 2013, median rents of units in Small Buildings with 3+ bedrooms continued to be highest-priced ($1,525) of any building/size category; it was $475, or 45.2% higher than the total Yukon All Types median for 3+ bedroom units ($1,050).
- In the past ten years, comparing March 2004 to March 2013, the median rent has risen for: All Types by 30.8% ; Town/Row Housing by 44.8%; Store-top units by 35.5%; Low-rise units by 30.8%; and Four-plexes by 29.8%.

Yukon Median Rent by Building Type, Mar '04 to Mar '13



- Within units surveyed by the Yukon Rent Survey, there were very few vacancies outside of Low-rise buildings in March 2013.

Median Rent, Total Units and Vacancy Rate by Size and Building Type, March 2013

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
Median Rent						
All	$850	$1,000	$925	$850	$725	$1,050
Bachelor	$680	$800	$513†	$700	$680	..
1-Bedroom	$850	$850	$750	$850	$825	$650
2-Bedroom	$900	$1,113	$1,000	$875	$975	$950
3+Bedroom	$1,050	$1,525	$1,000	$1,000	$1,175†	$1,050
Total Units						
All	1,071	60	44	818	66	83
Bachelor	154	6	2	116	30	..
1-Bedroom	370	20	14	313	17	6
2-Bedroom	463	22	17	380	17	27
3+Bedroom	84	12	11	9	2	50
Vacancies						
All	22	2	1	15	0	4
Bachelor	3	0	0	3	0	..
1-Bedroom	6	1	0	4	0	1
2-Bedroom	11	0	1	7	0	3
3+Bedroom	2	1	0	1	0	0
Vacancy Rate						
All	2.1%	3.3%	2.3%	1.8%	0.0%	4.8%
Bachelor	1.9%	0.0%	0.0%	2.6%	0.0%	..
1-Bedroom	1.6%	5.0%	0.0%	1.3%	0.0%	16.7%
2-Bedroom	2.4%	0.0%	5.9%	1.8%	0.0%	11.1%
3+Bedroom	2.4%	8.3%	0.0%	11.1%	0.0%	0.0%

.. = not applicable

[1] Small Building indicates three rental units in one building.

[2] Low-rise units are in buildings with five or more units.

[3] Store-top units are residential units in buildings which primarily contain commercial space.

† Use caution when analyzing data due to a small number of rental units within the category.

Median Rent and Total Units by Size and Decade of Construction, March 2013

	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-Present	Unknown Year	All Years
Median Rent								
All	$750	$850	$875	$900	$990	$900	$750	$850
Bachelor	$720	$680	$555	..	$925†	$1,000†	$600	$680
1-Bedroom	$825	$850	$850	$800	$823	$900	$675	$850
2-Bedroom	$1,000	$1,002	$875	$900	$825	$1,225†	$815	$900
3+Bedroom	$1,375†	$1,240	$1,050	..	$1,300	$1,500	$1,600†	$1,050
Total Units								
All	109	173	583	49	57	38	62	1,071
Bachelor	74	27	35	..	2	1	15	154
1-Bedroom	24	90	184	18	10	28	16	370
2-Bedroom	9	42	322	31	25	4	30	463
3+Bedroom	2	14	42	..	20	5	1	84

.. = not applicable
†Use caution when analyzing data due to a small number of rental units within the category.

Inclusion of Utilities in Yukon Rent Prices

In addition to rent prices, the Yukon Rent Survey also asks whether utilities (heat, electricity, water* and/or parking) are included in the rent price.

The table below shows the number of units by type of building which include utilities in March of 2013.

While 90.0% of rental units surveyed included parking, only 62.3% included heat; 37.5% included electricity.

Store-top units were most likely to include heat and units in Small Buildings were most likely to include electricity; Town/Row Housing units were least likely to include either.

Bachelor units were more likely to include heat and electricty than 1, 2 or 3+ bedroom units.

	All Types	Small Building[1]	Four-plex	Low-rise[2]	Store-top[3]	Town/Row Housing
	number of units with utility cost included in rent					
Heat	667	45	28	528	50	16
Electricity	402	33	12	307	34	16
Parking	964	54	44	732	51	83
All Units	1,071	60	44	818	66	83

* Although the rent survey does ask whether water is included in the rent price, it has typically been found to be included; therefore, water is not included in the above table.
[1] Small Building indicates three rental units in one building.
[2] Low-rise units are in buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space.

Yukon
Executive Council Office
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